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Mrs L Forman (Planning Officer)
Hinckley & Bosworth Borough Council
Council Offices
Argents Mead
Hinckley
Leicestershire
LE10 1BZ

Date: 19 November 2007
My ref: CLE 3659
Your ref: 07/01145/FUL (Amended Plans)
Contact: Lucy Griffin
Phone: (0116) 305 6217
Fax: (0116) 305 7965
Email: lgriffin@leics.gov.uk

Dear Mrs Forman,

Planning Application No: 07/01145/FUL (Amended Plans); Extensions and alterations to farmhouse and outbuilding to form two dwellings; Comfort Farm, Rogues Lane, Hinckley, Leicestershire LE10 3DX.

Archaeological considerations

Thank you for your consultation on this application. We recommend that you advise the applicant of the following archaeological requirements.

The buildings that will be affected by these proposals are shown on the Ordnance Surveyor's Drawings of the early 19th Century. Traditional farm buildings such as these are a rapidly diminishing resource. As such, we recommend that a programme of building recording is carried out prior to works taking place.

This will require provision by the applicant for:

1. A level of building recording, to equate with a Level 2 Historic Building Survey, as specified by English Heritage.

The Archaeology Section, in conjunction with the Conservation Officer (Melton Borough Council) will provide a formal Brief for the building recording at the applicant's request. The applicant shall, if planning permission is granted, obtain a suitable written Specification and costing for the historic building recording from an appropriately qualified organisation (e.g. an historic buildings specialist) acceptable to the planning authority. This should be submitted to this Archaeology Section, as archaeological advisors to your authority, for approval before the start of development.

The Specification should comply with the above mentioned Brief, with this Department's "Guidelines and Procedures for Archaeological Work in Leicestershire and Rutland" and with relevant Institute of Field Archaeologists "Standards" and "Code of Practice". It should include a suitable indication of arrangements for the implementation of the historic building recording, and the proposed timetable for the development.

We therefore recommend that any planning permission be granted subject to the following planning condition:

1. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording. This work shall be conducted in accordance with a written scheme of investigation, which has been submitted and approved in writing by the planning authority.

Reason: To ensure satisfactory historic building recording.

The "Programme of Work" referred to in the recommended condition will in this case be historic building recording during development, in accordance with the Specification to be agreed.

The Historic and Natural Environment Team, as advisors to the planning authority, will monitor the archaeological work, to ensure that the necessary programme of historic building recording is undertaken to the satisfaction of the planning authority.

Please will you ensure a copy of the Decision Notice is sent to us in due course, to enable us to continue to monitor and safeguard the archaeology of this site. Should you or the applicant have any further queries please do not hesitate to contact us.

Yours sincerely,

Lucy Griffin (Assistant Planning Archaeologist)

c.c. Corporate Architecture Ltd